DIMON Estate Agents

Jacana Court, Rope Quays, Gosport, Hampshire, PO12 1EN

£225,000





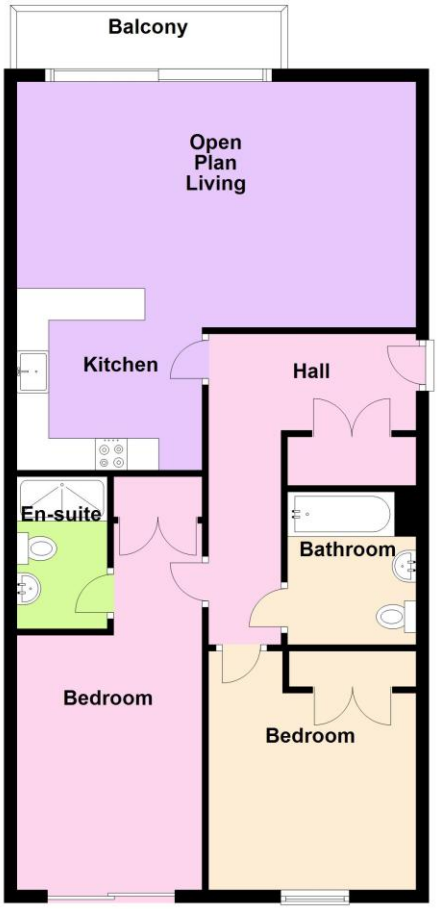



- 2nd Floor Apartment
- Open Plan Living Area
- Modern Kitchen
- Main Family Bathroom
- Parking
- Two Bedrooms
- Balcony With Glass Balustrade With Views Of Portsmouth Harbour
- En-Suite Shower Room To Bedroom One
- Electric Heating & PVCu Double Glazing
- No Forward Chain

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

Second Floor









SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

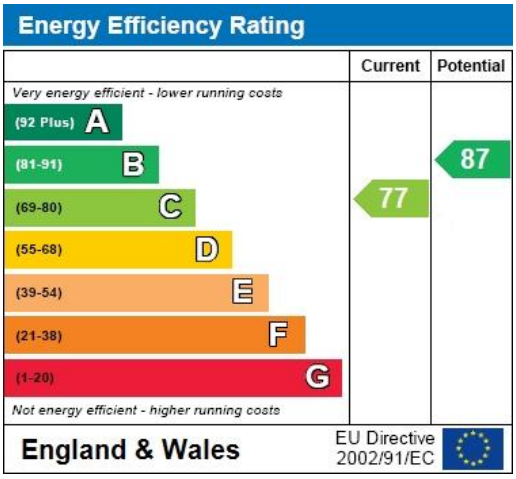
Communal Entrance	With lift or stairs to each floor. The flat is located on the 2nd floor.
Entrance Hall	With door entry phone, electric panel heater, storage and meter cupboard with space for dryer.
Open Plan Living Area	
Lounge Area	20'4" (6.2m) x 12'8" (3.86m) Picture window, sliding patio doors giving access to balcony with glass screen and views of Portsmouth Harbour, 2 electric panel heaters.
Kitchen Area	9'6" (2.9m) x 7'5" (2.26m) Newly fitted kitchen with stainless steel sink, wall and base units with worksurface over, built in oven and induction hob, extractor canopy over, space for fridge/freezer, integrated dishwasher and washing machine, pelmet lighting, ceramic tiled floor.
Bedroom 1	18'3" (5.56m) Max x 9'7" (2.92m) PVCu double glazed sliding patio door to Juliette balcony with glass balustrade, electric panel heater, built in double cupboard.
En-Suite Sower Room	7'11" (2.41m) x 4'7" (1.4m) Shower cubicle, hand basin, low level W.C. chrome heated towel rail, tiled splashbacks, extractor fan, ceramic tiled floor, shaver point.
Bedroom 2	10'8" (3.25m) x 9'9" (2.97m) widening to 12`4 (3.76m), PVCu double glazed window, built in double cupboard, electric panel heater.
Bathroom	7'10" (2.39m) x 6'6" (1.98m) White suite of panelled bath, hand basin, low level W.C., chrome heated towel rail, extractor fan, shaver point, ceramic tiled floor.
OUTSIDE	There is a secure pedestrian and vehicular electric gates giving access to the communal gardens and parking area. The parking to this property is provided in the first row behind the building.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this development.
Tenure	Leasehold. Balance of a 125 year lease from 1st April 2005. Current ground rent £175.00 per annum and maintenance charges £3393.00 per annum. These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.
Council Tax	Band D.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk
For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk





Full Energy Performance Certificate available upon request

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.